

**Conservation Commission Meeting Minutes**  
**May 29, 2013**

**Members Present:** Louis A. Napoli, Chairman, Joseph W. Lynch, Jr. Vice Chairman, Deborah A. Feltovic, John T. Mabon, Sean F. McDonough, Douglas W. Saal.

**Members Absent:** Albert P. Manzi, Jr.

**Staff Members Present:** Jennifer A. Hughes, Conservation Administrator

***Pledge of Allegiance***

***Meeting came to Order at: 7:05                      Quorum Present.***

***Minutes:*** Mr. Lynch moves to adopt the minutes of 4/24/13 & 5/8/13 as drafted. Ms. Feltovic seconds the motion. Vote is unanimous.

***Small Project***

NACC#107, 34 Raleigh Tavern Lane

- The administrator presents the small project to crush and fill a septic tank on the property
- Mr. McDonough asks how far the work is from resource area.
- The administrator states approximately 70' and on other side of driveway from resource area.
- Mr. McDonough makes a motion to accept the proposal as a Small Project type "J", seconded by Ms. Feltovic. The vote is unanimous.
- Mr. McDonough makes a motion to approve the proposal as submitted, seconded by Ms. Feltovic. The vote is unanimous.

Documents:

- *Application Checklist-Small Project*
- *Small Project Procedures*
- *Letter from Kellett Excavating, LLC dated 5/29/13*
- *Upgrade Plan of subsurface sewage disposal system dated 3/23/13*

***Abbreviated Notice of Resource Area Delineation***

242- 1596, 100 Dale Street (Messina Development Corp.) (Christiansen & Sergi, Inc.)

- Mr. Saal reads the legal notice.
- The administrator states that the applicant has requested a continuance to the June 12 meeting because additional flags need to be added to the plan.
- The abutter Ms. Bere of 40 Berrington Place asks about additional flags she saw on the Town Owned parcel that are not on the plan.
- The Administrator states that the area is isolated and does not meet the 1,000 square foot threshold.
- The Commission discusses the delineation.

- Ms. Feltovic makes a motion to continue the public hearing until June 12, 2013, seconded by Mr. Lynch. Vote is unanimous.
- *Documents:*
- *Application Checklist-Abbreviated Notice of Resource Area Delineation*
- *WPA 4A-Abbreviated Notice of Resource Area Delineation*
- *ANRAD Wetland Fee Transmittal form*
- *Locus Map*
- *Copy of State and Local Checks*
- *Notification to Abutter's Form*
- *Certified Abutter's List dated 2/26/13*
- *Letter from Basbanes Wetland Consulting dated 5/13/13*
- *Wetland Location and Soil Types for Watershed Special Permit Plan dated 5/23/13*
- *E/ Mail from Lois Christiansen of Christiansen & Sergi, Inc. requesting a continuance to June 12, 2013 meeting dated 5/29/13.*

***Notice of Intent (NOI)***

**242-1582, 1049 Salem Street (Lot 70) (Hughes) (Merrimack Engineering Services, Inc.) (cont. from 5/8/13) (Request to cont. to 6/12/13)**

- Motion by Ms. Feltovic seconded by Mr. McDonough to grant the request for a continuance to the 6/12/13 meeting.
- Vote is unanimous.

**Document:**

- *Hand written letter from Doug Ahern in the office requesting a continuance to June 12, 2013 letter dated 5/22/13.*

**242-1594, 384 Osgood Street/Bunker Hill Street (DPW) (Woodard & Curran) (cont. from 5/8/13)**

- Motion by Mr. McDonough to close the public hearing and issue a decision in 21 days, seconded by Mr. Mabon.
- Vote is unanimous.

**Documents:**

- *Application Checklist-Notice of Intent*
- *WPA Form 3-Notice of Intent*
- *Project Narrative & Construction sequencing Plan*
- *Existing Conditions*
- *Proposed Construction Activities*
- *Erosion Control Measures*
- *Performance Standards*
- *Schedule*
- *Alternatives Analysis*
- *MESA Review*
- *Stormwater Report*
- *Specifications*
- *Earthwork*

- *Temporary Erosion Control*
- *Figure 1: Bunker Hill Street Proposed work and wetlands*
- *Figure 2: Habitats and 100-year Flood Plain*
- *Figure: 3 USGS MAP dated Summer of 2013*
- *School Street-Plan & Profile/Bunker Hill Street-Plan & Profile dated 4/12/13*
- *Bunker Hill Street and School Street Sewer Upgrade Project dated 4/12/13*

**242-1593, 16 Berry Street (North Andover Holdings, LLC) (LEC Environmental Consultants, Inc.) (cont. from 4/24/13)**

- Ann Marton, of LEC Environmental, presents that there was an error in the abutter notification due to an error in the assessor's information. Abutters were re-notified and the meeting was re-advertised.
- Ms. Marton recaps the prior meeting and discussion and summarizes the proposal
- Mr. Bombaci of GPR reviews the Stormwater Mgt Plan
- Mr. Bombaci states that Eggleston Environmental is reviewing the Stormwater Management Plan and should have her review ready within the next few days.
- Mr. Mabon asks about alternatives to the parking proposed in front of Building D.
- Ms. Marton presents the Buffer Zone Restoration Plan.
- Calvin Goldsmith of GPR presents alternatives and restrictions to moving parking including keeping open space for residents, NHESP concerns, and view from Windsor Lane.
- Natural Heritage and Endangered Species Program (NHESP) concerns are discussed. Mr. Goldsmith discusses restriction, trails and fencing.
- Mr. Goldsmith states parking kept to the rear of buildings to preserve streetscape, also difficult soils at center of site and also would like buildings to look out on open space
- Mr. Mabon asks if parking can be moved under Building D.
- Mr. Goldsmith states parking could not go under Building D due to grade.
- Mr. Lynch asks why building cannot be raised and parking put under
- Mr. Goldsmith states this would expose the foundation and the ZBA would push back on the building height.
- Mr. Lynch asks why could there not just be one row of parking under with no change in height. Mr. Lynch asks that this be looked at more closely
- The administrator asks if all of the parking is necessary.
- Mr. Goldsmith states that 1.6 spaces per unit are required and the project currently supplies 1.68.
- Mr. Napoli asks about plans to widen the road and what stormwater management will be provided.
- Mr. Bombaci states that all drainage to street will be handled on-site. Also states there will be slight widening of the road (DPW request) plus an emergency entrance.
- Mr. McDonough asks about problems with abutter list. Ms. Marton responds
- Mr. McDonough asks alternative location in the open space area.
- Mr. Goldsmith responds that this is not proximate to Building D.
- Mr. McDonough asks that parking be moved away from the wetland.
- Mr. Lynch asks if there will be a restriction on the open space.

- Ms. Marton presents the planting plan and discusses mitigation to enhance vegetation for wildlife.
- Mr. Mabon asks the applicant to look at minimizing or relocating parking spaces.
- Ms. Marton reviews the NHESP letter stating that the project will not have any impact on the identified rare species. There is still a fencing issue to be worked out.
- Mr. Lynch asks about snow storage.
- Mr. Bombaci states that it will not be put into the stormwater BMPs and that guard rail could be used.
- Mr. Lynch states snow should be loaded off the site.
- Mr. Napoli states that if the commission allows wetland fill and work in the 25' No-Disturb, a restriction on the open space should be required.
- Mr. Goldsmith states he will take this information back to the team and requests a continuance to the June 12, 2013 meeting.
- Motion by Mr. Lynch to grant the continuance request, seconded by Ms. Feltovic
- Vote is unanimous.

Documents:

- *Buffer Zone Impact Comparison Table*
- *Presentation Plan – Date: April 2013*
- *Appendix F – Buffer Zone Restoration Plan – Date: 4/12/13*
- *Buffer Zone Exhibit Plan – Date May 2013*

***General Business***

**242-1315, COC Request, 85 Ogunquit Road (Lot 6) (Breen) (The Neve-Morin Group, Inc.) (cont. from 5/8/13)**

- The administrator presents photos of the site and reviews the field inspector's report.
- The commission discusses the overall order.
- Mr. Mabon makes a motion to grant the COC request for 85 Ogunquit (Lot 6), second by Ms. Feltovic.
- Vote is unanimous.

Documents:

- *Letter from The Neve-Morin Group, Inc. dated 4/12/13*
- *WPA Form 8A-Request for Certificate of Compliance*
- *As-Built Site Conditions Plan of Land dated 7/5/12*
- *Photos dated 5/29/13*

**242-1555, COC Request, 72 Patton Lane (Uttley) (Hancock Associates)**

- The applicant Kristine Uttley is present
- The administrator presents photos and the report prepared by the field inspector. The spa and shed were not built and the old shed was removed from the property and not relocated. A small retaining wall was also not needed.
- Mr. McDonough asks about the retaining wall
- Mr. Lynch asked about restoration which is complete.
- Mr. Mabon makes a motion to grant the COC request for 72 Patton Lane, Ms. Feltovic seconds.

- The vote is unanimous.

Documents:

- *Letter from Hancock Associates dated 12/5/12*
- *North Andover Conservation Commission Order of Conditions Compliance Certificate Form dated 12/5/12*
- *Conservation As-Built Plan dated 12/19/12*
- *Photos dated 5/29/13*

**242-95, PCOC Request, 222 Bridges Lane (Lot 18) (Goudreau)**

- The administrator states that there are not resource areas within 100' of the house and yard at this site. The request is for partial releases from a roadway order and from an order to construct several houses (but not this one).
- Mr. Lynch asks if there are any stormwater structures on this lot. There are not.
- Ms. Feltovic makes a motion to grant the PCOC for 222 Bridges Lane (Lot 18), seconded by Mr. Lynch.
- The vote is unanimous.

Document:

- *WPA Form 8A-Request for Partial Certificate of Compliance*
- **242-140, PCOC Request, 222 Bridges Lane (Lot 18) (Goudreau)**
- The applicant Roger L. Goudreau is present
- Mr. Lynch makes a motion to grant the PCOC for 222 Bridges Lane (Lot 18), seconded by Ms. Feltovic.
- Vote is unanimous.

Document:

- *WPA Form 8A-Request for Partial Certificate of Compliance*

***Decision***

**242-1594, 384 Osgood Street/Bunker Hill Street**

- Administrator reviews the draft Order of Conditions.
- Mr. Lynch makes a motion to accept the Order of Conditions as drafted.

***Mr. Lynch makes a motion to adjourn the meeting at: 8:28 PM, seconded by Ms. Feltovic. The vote is unanimous.***